

TITLE 20 – ZONING ORDINANCE OF GENOLA

CHAPTER 16 HEAVY INDUSTRIAL (I-3) ZONE

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20.16.01 PURPOSE AND CHARACTERISTICS

The Heavy Industrial Zone is established to provide areas within the Town where manufacturing, processing, mining, and other high impact activities and industries can be carried on most appropriately with minimum conflict or negative effects on surrounding properties. Because of the adverse effects that occur when permitted to commingle, residences, schools, churches, and most retail and service commercial establishments have been excluded from I-3 Heavy Industrial Zone. This zone will include industries that may impact the town more severely than industries in the Light Industrial Zone (I-1) might.

20.16.02 PRE-EXISTING OR NON-CONFORMING USES

Pre-existing or non-conforming uses may request a zone change to the I-3 zone.

20.16.03 PERMITTED, CONDITIONAL, AND ACCESSORY USES

The permitted, conditional and accessory uses for the Heavy Industrial Zone (I-3) are indicated on Appendix A to Title 20. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in this zone.

(Amended by Ordinance 2019-05)

20.16.04 RESERVED

(Amended by Ordinance 2019-05)

20.16.05 LOT AREA

The minimum lot area shall be five (5) acres. The minimum size for an I-3 zoning designation shall be twenty (20) acres. Special conditions may be reviewed by the Planning Commission.

(Amended by Ordinance 2020-05)

20.16.06 **LOT FRONTAGE**

The minimum frontage for any lot shall be three hundred (300) feet of continuous lot frontage along the street line.

(Amended by Ordinance 2016-04)

20.16.07 **YARD REQUIREMENTS**

The following minimum yard requirements shall apply:

1. Front Yard

The minimum depth of the front yard shall be one hundred (100) feet, as measured from the property boundary. On a corner lot, the front of any building shall maintain the required minimum front yard setback.

2. Side Yard

The minimum side yard for any dwelling shall be one hundred (100) feet as measured from the property boundary.

3. Side Yard – Corner Lot

On corner lots, the side yard contiguous to the street shall not be less than seventy-five (75) feet, as measured from the property boundary.

4. Rear Yard

The minimum depth of the rear yard shall be one hundred (100) feet as measured from the property boundary.

5. Parking

All uses within the I-3 Zone shall meet the parking requirements set forth in Title 20, Chapter 06.

6. Drainage

The developer shall present a drainage plan for the entire development. The plan may be for the development as a whole or on a lot by lot basis. The drainage plan shall be approved by the town engineer or public works director.

7. Landscaping

Developer shall present a landscaping plan for review and recommendation by the Planning Commission and approval by the Town Council. Landscaping shall cover the lesser of two-and one-half (2 ½) percent of the total area of each lot or five thousand (5000) square feet.

8. Garbage Storage

Garbage shall be stored in appropriate containers to the rear of the building or in an enclosure. A developer shall present a garbage for the development for review and approval by the Planning Commission.

9. Walls and Fences

- a. There shall be a fence surrounding the property unless the developer or owner can show that there are no health, safety, or aesthetic concerns with the proposed use of the land.
- b. The planning commission shall also review section 20-05-15 concerning grade changes between property lines.

(Amended by Ordinance 2020-05)

20.16.08

HEIGHT REGULATIONS

No building shall be erected to a height greater than thirty-five (35) feet. Additional height may be granted by the Planning Commission if the developer and/or owner can adequately show that there are no fire, safety or aesthetic concerns with the additional height.. Flagpoles and similar structures not used for human occupancy are excluded in determining height. In no case can a false building front exceed the height restrictions. If a building exceeds 35' a fire plan must be submitted and approved by the town fire marshal.

(Amended by Ordinance 2020-05)

20.16.09

SIGNAGE

Signs shall be limited to no more than two (2) per lot. Signs on buildings may be any size as long as they do not exceed the dimensions of the wall to which they are attached nor extend beyond the walls of the building. All signs may be lighted, but no flashing or neon signs will be permitted.

Free standing signs must be set back at least ten (10) feet from any public road and may not interfere with traffic flow or vision. The maximum height shall be no more than fifteen (15) feet. The maximum area of the sign shall be no more than fifty (50) square feet.

(Amended by Ordinance 2020-05)

20.16.10

WEED AND JUNK-FREE GROUNDS:

The yards around buildings shall be kept free of junk, debris, weeds, and other flammable material.

20.16.11 **WATER REQUIREMENTS**

The entity requesting the zone shall provide all water necessary to the operation of the industry.

20.16.12 **CHANGE OF USE**

Before the use of an industrial property can be changed or altered, the owner must submit plans as to the proposed new use for review by the Planning Commission and approval by the Town Council as to the compliance of the proposed use with the requirements of this Chapter.

(Amended by Ordinance 2020-05)

20.16.13 **NON-ADJACENT TO EXISTING RESIDENTIAL (R-1) ZONES**

The Planning Commission and Town Council shall deny any application seeking to amend the Zoning Map of Genola to change any parcel or area of land to the Heavy Industrial Zone if such parcel or area of land is adjacent to a parcel or area of land that is zoned residential (R-1).

(Amended by Ordinance 2020-05)

¹ Previous Versions and Ordinances

- 2020-05
- 2019-05
- 2016-04